



## TOWN OF CHILMARK

CHILMARK, MASSACHUSETTS

**TOWN OFFICE:**  
P. O. BOX 119  
CHILMARK, MASS. 02535  
TELEPHONE 508-645-2651

### CERTIFICATE OF APPROVAL - DEFINITIVE PLAN

January 28, 1992

To: Carol Skydell, Chilmark Town Clerk

From: Chilmark Planning Board

Re: Cape Cod Company Subdivision

It is hereby certified by the Planning Board of the Town of Chilmark, MA that at a duly called and properly posted meeting of said Planning Board, held on January 22, 1992, it was voted to approve a definitive subdivision plan entitled "Squibnocket Ridge Plan of Land in Chilmark" by Vineyard Land Surveying January 22, 1991, revised March 18, 1991, October 15, 1991 and January 10, 1992 submitted by the Vineyard Open Land Foundation, RFD 319X, Vineyard Haven, MA 02568 owned by the Cape Cod Company, c/o Ivo Meisner, PO Box 1117, Edgartown, MA 02539 originally filed with the Planning Board on July 20, 1990 concerning the property located at Squibnocket Pond, Assessors Parcels 35-1 & 41, 37-3, 35-40 and 36-1 and Land Court Cases 12189A, 12591A and 12554A and showing 28 proposed lots, with the following conditions:

plan as approved and presented

covenants as agreed to

perimeter road may only be maintained as a grassed way

legal wording for liability on every deed regarding the main access road

sign at entrance to Squibnocket Ridge indicating 'use at your own risk'

use of natural and native seed on sides of road

conveyance of land to Town in writing

a copy of all linen notations (i.e. no guest houses, the ways shown hereon are

approved as adequate for the number of lots shown on this plan only, prior to the

sale of each lot a well shall be drilled and pumped which produces water of a

quality and at a rate satisfactory to the Board of Health and the Planning Board,

prior to the sale of each lot in the subdivision the developer shall obtain a disposal

works permit from the Board of Health, approval of the subdivision is subject to

the conditions as set forth in covenants as approved and signed by the Chilmark

Planning Board on: title: Book: Page:)

erect and maintain locked gates on the perimeter road

bring the road up to Town specifications

no lots will be released until all roads are complete and any arrangement addressing Alternate B or C (as specified by the Martha's Vineyard Commission) must be decided upon and completed and all conditions are met

Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a covenant duly executed and approved, to be noted on the plan and recorded with the Dukes County County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the Board.

The Planning Board is waiving adequate access (as per Section 81-R) as the main access road is at a unique location, it is the only access to the subdivision, it has been used for over a hundred years as access and it can be reconstructed. This refers only to the barrier beach lot, Lot #30 on the plan.

Stephen Sinnott

Russell K. Walton

William Smith

Mitchell Porin

Annabel Dietz

A true copy, attest:

Debra Vardant  
Administrative Assistant  
Chilmark Planning Board

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Chilmark Planning Board

cc: Cape Cod Company c/o Ivo Meisner  
Mark Racicot, VOLF

Posted:

1/29/92  
Date

10<sup>20</sup> A  
Time

CW Sydes  
Town Clerk